

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 20, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Sarasin
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-48 – 42 Clift Street; Kristin Vaughn, owner/applicant; Addition. PIN #261918329126

Commissioner Kristin Vaughn recused herself then presented to the Commission regarding an addition to her home. On the Pearl Street side she is proposing an ell addition. Her desire is to have the look of a previously built kitchen porch to which an addition was added. The porch will be half the depth of the existing house. Facing the Clift Street side there will be a gabled addition off the existing house that will serve as a mudroom. The Commission discussed the various aspects of the project with the applicant. There was a consensus that the additions would be appropriate to the existing house. The Commission requested more detailed plans from the applicant and suggested a continuation. The applicant agreed and requested that the Commission continue the public hearing.

HDC 11-49 – 8 Bank Street; Diana Phaneuf, owner; Advanced Improvements, LLC, applicant; Roof. PIN #261918316122

David Preka, of Advanced Improvements, LLC presented to the Commission to propose the replacement of the roof. The existing shingles are 3-tabs with two layers. They are currently in poor condition and the roof is leaking. The homeowner would like to replace them with a Landmark 30-year architectural shingle in colonial slate. The existing shingles are arranged in a woven valley pattern. The replacements will be arranged with a diamond valley pattern for more durability.

The following exhibits were presented:

- Photographs
- Shingle samples

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:10 p.m.

HDC 11-50 – 9 Orchard Lane; Teresa McShane, owner/applicant; Shed dormers. PIN #261806296882

Teresa McShane, owner of 9 Orchard Lane, presented to the Commission regarding the plan to renovate her 1920 bungalow-style house by adding a portico roof to the front

entrance and dormers to the front and a rear of the house. The hope is to keep the bungalow look of the house. The front entryway will be brought out approximately 18" to make it more functional. The brackets will be increased proportionately. The siding will remain the same. The Commission felt the impact of the dormer on the back of the house will be minimal. Additionally it will be balanced by the front dormer. The style of the house is bungalow and the dormer addition will be in keeping with the existing style; therefore, the project suits the house. The Commission felt the application gave a good presentation, but more importantly the renovations are appropriate to the house.

The applicant submitted for the record five letters from neighbors written in support of the project.

The following exhibits were presented:

- Photographs
- Architectural drawings
- Letters

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:20 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:54 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-48 – 42 Clift Street

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Cole, seconded by Sarasin, so voted unanimously.

HDC 11-49 – 8 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1828.

HDC 11-50 – 9 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1827.

III. PRE-APPLICATION HEARINGS

Claudia Peresman appeared before the Commission on behalf of Virginia Carija, who is the owner of 38 Water Street. The applicant is proposing a revision to an original HDC application which called for an addition and restoration to the house. The new proposal will be a dramatically smaller, one-story addition to provide the owner with one floor

level living. The addition will be on two levels in the back and to the side of the existing dwelling. A small deck will also be added. The house was built in 1846. The back of house is not seen from the public way. Commission had concerns about whether railings would be required for the deck or stairs. Railing systems would need to be reviewed if they are required. The foundation for the addition will be made from used granite. Exterior trim and windows will match the existing house. The Commission requested photos and material lists for the public hearing.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF December 6, 2011

MOTION: To approve the minutes of December 6, 2011

Motion made by Vaughn, seconded by Sarasin, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:00 p.m. made by Vaughn, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II